

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

March 6, 1997

A Meeting of the Manistee City Planning Commission was held on March 6, 1997 at 7:00 p.m. in City Hall, 70 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: Mike Fatke, Richard Franckowiak, Kristie Harless, John Lakos, Mathew McShane, John Serocki, Roger Yoder

MEMBERS ABSENT: Duane Jones, Anthony Slawinski

OTHERS PRESENT: Lori Donnan (Zoning Administrator), Denise Mikula (City Office), R. Ben Bifoss (City Manager), Ray Fortier (City Council), Jeff Mikula (Abonmarche), Ed Kriskywicz (Construction Design), Chuck Owens, Bob Horvat, Ronald Sutter

PUBLIC HEARING:

Zoning Change - Ronald Sutter

Chairman Roger Yoder opened a public hearing at 7:00 p.m. to consider a request from Ronald Sutter for a Zoning Change from R-4 Residential to C-4 Commercial for a carpentry/woodshop with office space out of the garage that is located on the parcel at 68 Lake Street. Mr. Sutter is a carpenter by trade and would like to work out of this garage on Lake Street. His residence is not adjacent to the garage and he expressed an interest in installing a restroom facility and would like to hook up to City water and sewer. With the garage being zoned R-4 he currently is allowed to use the garage for storage.

Background information on the parcel shows that it was zoned Commercial in 1970. When the new Zoning Districts were established in 1990 it was changed to residential due to the location being in a residential neighborhood and there being no immediate US-31 access.

Letters of opposition were received from nearby property owners Dr. Robert Mattice and Mr. & Mrs. John Raz. Chairman Yoder read the letters for the committee.

There being no further questions, Chairman Yoder closed the public hearing at 7:10 p.m.

Chairman Yoder opened up the regular meeting at 7:11 p.m.

SITE PLAN REVIEWS:

Plans have been received for a site plan review to change the front facade of the Snyder's Shoe building. Site Plan review has been done on the project and it meets all of the zoning requirements. The Historic Overlay Review Committee has approved the project with signage still pending. MOTION was made by Lakos, supported by Serocki to approve the site plan. Motion passed unanimously.

Bob Horvat is building a Super 8 Motel located on Arthur Street. Previous plans have been approved for the construction of a 44 unit motel. Mr. Horvat has asked for an additional site plan review to construct an enclosed foyer. Building of the foyer will not cause a loss of parking spaces from the original parking plan. A site plan review has been completed on the project and it meets all the requirements. MOTION was made by Franckowiak, supported by Lakos to approve the site plan. Motion passed unanimously.

CITIZEN QUESTIONS AND CONCERNS:

No questions were asked by the citizens in attendance.

MINUTES:

MOTION by Harless, supported by Lakos, that minutes of the February 6, 1997 meeting be approved. Motion passed unanimously.

UNFINISHED BUSINESS:

Zoning Change - Ronald Sutter

Concerns were expressed by the commission with the letters written by people in the neighborhood. Consideration that the change of use to C-4 Commercial would allow any accepted commercial use in C-4 to be done within the residential neighborhood in the event of a sale.

Mr. Sutter spoke of a daycare being operated in the neighborhood. Zoning Administrator, Lori Donnan has visited the area on several occasions and has not noticed any activities or seen any signs indicating that a daycare is being run out of the neighborhood.

After discussion a MOTION TO DENY THE REQUEST was made by Serocki, with a second by Harless. Motion passed unanimously.

Mr. Sutter asked about appealing the decision, City Manager, Ben Bifoss did explain to Mr. Sutter that he has the right to appeal to the City Council.

CITY UPDATE:

City Manager, R. Ben Bifoss gave an update on the Sign Ordinance that is currently being reviewed by the D.D.A. and the Chamber. Renaissance Zone Brochures have been made and interest is being generated by the advertising campaign, Abonmarche has begun preliminary plat work for the park. Riverwalk East construction has been on hold due to the weather, plans are to resume work next week. Dedication for the Riverwalk is scheduled for May 20th with Michigan Natural Resources Trust Fund being in attendance. The annual Michigan Natural Resources Trust Fund meeting will be held in Manistee at that time. The Tenth Street sewer separation is planned for 1997 construction. There was a front page article in the Ludington Newspaper about planned expansion for the Coast Guard Station. Water study is in progress for water service to Renaissance Park and the possible Casino on M-22. Work on the Budget is in progress and should be done by the end of the month.

REPORTS:

D.D.A.:

John Lakos attended the D.D.A. Meeting on Wednesday, March 5th. Discussion was held on the Sign Ordinance, Riverwalk update and the need to repair some of the trash receptacles.

Zoning Board of Appeals

Lori Donnan gave a report on the February, 26th Zoning Board of Appeals Meeting. Election of officers were held and a height variance was granted to Ambar Chemical.

Site Plan Review/Historic Overlay Committee:

John Serocki gave a report on the Historic Overlay Review Committee. A preliminary meeting for Snyder's Shoes on February 19, 1997. On March 5, 1997 approval for the Snyder's Shoe project was given with signage still needing review. Approval was given to Manistee Village Partners for Lakeshore #5 & #6. Black Bear Trading Company received approval for signage for their store that is located on the Riverwalk in the Engelmann Building. Elaine Beaver from Therapeutic Massage did not need approval since her signage is on the inside of the window. Eric Gerstner of the Briny Inn spoke with the committee on possible signage for his building. He will return at a later meeting.

NEW BUSINESS:

Lori Donnan spoke of the need to review the Manufactured Housing information that has been sent to members for the March 20, 1997 Worksession. Dave Hoffman of Manistee Village Partners has asked to speak at the worksession to give an update on progress at the project and some future plan information. Sign Ordinance Committee members Dennis TerHorst and Dave Carlson would also like to speak at the worksession on the current status of the Sign Ordinance and trying to get the document ready for approval.

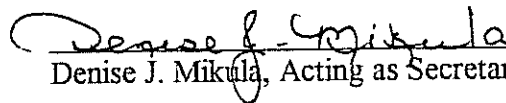
Councilman Fortier asked for clarification on the Parks Commission request for M-55 Property. Chairman Yoder said that after the worksession with the Parks Commission sub-committee that the recommendation was to leave the property as is.

ADJOURNMENT:

There being no further business, MOTION by Lakos, supported by Serocki that the meeting be adjourned. Motion passed unanimously.

The meeting adjourned at 7:40 p.m.

MANISTEE PLANNING COMMISSION


Denise J. Mikula, Acting as Secretary